

RESOLUTION NO. 3021

A RESOLUTION PROVIDING FOR A PUBLIC HEARING TO BE HELD IN THE CITY COUNCIL CHAMBERS AT THE MUNICIPAL BUILDING IN THE CITY OF FORT WORTH, TEXAS, JANUARY 13, 2004 AT 7:00 P.M., FOR THE PURPOSE OF CONSIDERING THE PROPOSED CHANGES AND AMENDMENTS TO ORDINANCE NO. 13896, AS AMENDED, WHICH IS THE COMPREHENSIVE ZONING ORDINANCE OF THE SAID CITY, AND PROVIDING THAT SAID HEARING MAY CONTINUE FROM DAY TO DAY UNTIL EVERY INTERESTED PARTY AND CITIZEN HAS HAD A FULL OPPORTUNITY TO BE HEARD.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

That at 7:00 P.M., Tuesday, January 13, 2004, the City Council of the City of Fort Worth, which is the legislative body of the said City, will hold a public hearing in the City Council Chambers at the Municipal Building for the purpose of considering changes and amendments to Ordinance No. 13896, as amended, the Comprehensive Zoning Ordinance of said city. The purpose of said hearing is to determine whether or not said Ordinance No. 13896, as amended, should be amended so that the zoning classification of the following areas shall be changed as hereinafter described.

ZC-03-260 Description for a tract of land being a portion of Lots 1, 2, 3 and 4, Block 5, Board of Trade Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204-A, Page 77, Plat Records, Tarrant County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a ½" capped 1983 rebar rod set in the north line of a 12' Alley for the southeast corner of said Lot 4 same being the southwest corner of Lot 5 of said Board of Trade Addition;

THENCE West (base bearing) 198.70 feet along the north line of said 12' Alley same being the south line of Lots 4, 3, 2 and 1 to a ½" rebar rod found (Control Monument) in the east line of College Avenue for the southwest corner of Lot 1;

THENCE North 79° 07' 29" East 144.06 feet along the south line of West Seminary Drive to a ½" rebar rod found (Control Monument);

THENCE 56.66 feet continuing along the south line of West Seminary Drive in a curve to the right, concave to the south whose radius is 1318.15 feet and chord is North 80° 22' 40" East, 57.65 feet to a ½" capped 1983 rebar rod set in the common line between Lots 4 and 5;

THENCE South 00° 02' 14" West 75.74 feet along the common line between Lots 4 and 5 to the POINT OF BEGINNING and containing 11,479 square feet of land, more or less.

Recommended from "B" Two-Family to "PD/SU" Planned Development/Specific Use for a restaurant that closes at 10:00 PM on weekdays and at 11:00 PM on Friday and Saturday. Site Plan required. (See SP-03-048)

(805 West Seminary Drive)

SP-03-048 Description for a tract of land being a portion of Lots 1, 2, 3 and 4, Block 5, Board of Trade Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204-A, Page 77, Plat Records, Tarrant County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a ½" capped 1983 rebar rod set in the north line of a 12' Alley for the southeast corner of said Lot 4 same being the southwest corner of Lot 5 of said Board of Trade Addition;

THENCE West (base bearing) 198.70 feet along the north line of said 12' Alley same being the south line of Lots 4, 3, 2 and 1 to a ½" rebar rod found (Control Monument) in the east line of College Avenue for the southwest corner of Lot 1;

THENCE North 79° 07' 29" East 144.06 feet along the south line of West Seminary Drive to a ½" rebar rod found (Control Monument);

THENCE 56.66 feet continuing along the south line of West Seminary Drive in a curve to the right, concave to the south whose radius is 1318.15 feet and chord is North 80° 22' 40" East, 57.65 feet to a ½" capped 1983 rebar rod set in the common line between Lots 4 and 5;

THENCE South 00° 02' 14" West 75.74 feet along the common line between Lots 4 and 5 to the POINT OF BEGINNING and containing 11,479 square feet of land, more or less.

Site Plan for a restaurant. (See ZC-03-260)

(805 West Seminary Drive)

ZC-03-265 TEXT AMENDMENT

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH, TO AMEND SECTION 5.304 "FENCES" OF ARTICLE 3, "ACCESSORY USES" OF CHAPTER 5, "SUPPLEMENTAL USE STANDARDS" TO PROHIBIT FENCES AND WALLS IN THE MINIMUM REQUIRED FRONT YARD, PLATTED FRONT YARD, OR PROJECTED FRONT YARD WITH CERTAIN EXCEPTIONS; TO ALLOW FIVE FOOT FENCES IN THE FRONT YARD AND SIX FOOT FENCES IN THE PROJECTED FRONT YARD OF ONE-FAMILY AND TWO-FAMILY RESIDENTIAL DWELLINGS PROVIDED THEY ARE OF AN OPEN DESIGN; TO ALLOW FENCES SURROUNDING UTILITY FACILITIES IN THE MINIMUM REQUIRED FRONT YARD, PLATTED FRONT YARD, OR PROJECTED FRONT YARD; TO AMEND THE TABLE COMMENTARY IN SUBSECTION C "PROPERTY DEVELOPMENT STANDARDS" FOR ONE-FAMILY AND TWO FAMILY RESIDENTIAL DWELLINGS; TO AMEND THE TABLE COMMENTARY FOR MULTI-FAMILY DISTRICTS TO CLARIFY THE MAXIMUM PERMITTED FENCE HEIGHT IN THE FRONT

YARDS OF RESIDENTIAL DWELLINGS; TO ALLOW FENCES IN THE MINIMUM REQUIRED FRONT YARD, PLATTED FRONT YARD, OR PROJECTED FRONT YARD BY SPECIAL EXCEPTION; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

ZC-03-266 TEXT AMENDMENT

ZC-03-266 A: AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH, TO AMEND SECTION 3.400, OF ARTICLE 4 "VARIANCES" TO PERMIT ADMINISTRATIVE VARIANCES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; AND NAMING AN EFFECTIVE DATE.

ZC-03-266C: AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH, TO AMEND CHAPTER 4, ARTICLE 7 "RESIDENTIAL DISTRICTS", TO ALLOW FOURTEEN FOOT SIGNS ON AN ARTERIAL OR WIDER STREET TO BE ILLUMINATED FROM DUSK TO 10 PM IN RESIDENTIAL DISTRICTS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; AND NAMING AN EFFECTIVE DATE.

ZC-03-266D: AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH, TO AMEND SECTION 5.403 TO ALLOW MODEL HOMES AND SALES TRAILERS BY RIGHT WITHIN 300 FEET OF AN ARTERIAL OR WIDER STREET AND TO REQUIRE BUFFERYARD, SCREENING AND IRRIGATION; AMEND SECTION 5.405 TO ALLOW ONE SALES AND ONE CONSTRUCTION TRAILER, ELIMINATE THE 300 FOOT REQUIREMENT FOR SALES TRAILERS AND REQUIRE BUFFERYARD, SCREENING AND LANDSCAPING; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; AND NAMING AN EFFECTIVE DATE.

ZC-03-266E: AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH, AMEND SECTION 6.101 "YARDS" TO DELETE

SETBACK AVERAGING, ESTABLISH NEW FRONT YARD SETBACKS AND TO ADD A NEW SUBSECTION TO ADDRESS REAR FRONTAGE SETBACKS OF THROUGH LOTS; AMEND REAR YARD STANDARDS FOR REAR FRONTAGE LOTS ON ARTERIAL OR WIDER STREETS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; AND NAMING AN EFFECTIVE DATE.

ZC-03-266F: AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH, AMEND 6.202 TO REQUIRE A SIX FOOT FENCE AND AMEND SECTION 5.304 TO REQUIRE A BUFFERYARD FOR AUXILIARY PARKING NEXT TO A RESIDENTIAL DISTRICT PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; AND NAMING AN EFFECTIVE DATE.

ZC-03-266G: AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH, TO AMEND SECTION 6.300 TO CREATE AN EXCEPTION TO THE BUFFERYARD, SCREENING FENCE AND IRRIGATION REQUIREMENTS FOR TEMPORARY BUILDINGS, ADDITIONS LESS THAN 3000 SQUARE FEET, AND UTILITY FACILITIES AND IN ALL DISTRICTS EXCEPT INDUSTRIAL DISTRICTS, TO PROVIDE AN EXCEPTION FROM THE FENCING AND IRRIGATION REQUIREMENTS WHEN THERE IS A THIRTY FOOT GRASS BUFFERYARD; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; AND NAMING AN EFFECTIVE DATE.

ZC-03-268 Lot 29B, Block 1 of the Tandy & Wakefield Addition

Requested from "B" Two-Family District to "PD/SU" Planned Development/Specific Use for all uses in "B" Two-Family District plus continued use of a fourplex.

(4759 Hampshire Boulevard)

ZC-03-275 J.W. Haynes Survey, Abstract No. 786, Tract 1A

*Recommended from "AG" Agricultural to "PD/SU" Planned Development/
Specific Use for a Vehicle Exchange Facility. Site Plan required. (See SP-03-041)*

**(Northeast quadrant in the 11600 Block of Mosier Valley Road and
Rodolphus Street)**

SP-03-041 J.W. Haynes Survey, Abstract No. 786, Tract 1A

Site Plan for a Vehicle Exchange Facility. (See ZC-03-275)

**(Northeast quadrant in the 11600 Block of Mosier Valley Road and
Rodolphus Street)**

ZC-03-280 Strickland Addition, Lot 1

*Requested from "E" Neighborhood Commercial to "PD/SU" Planned
Development/Specific Use for all use sin "E" Neighborhood Commercial plus
radio tower (300') (See SP-03-043)*

(5701 East Loop 820 South)

SP-03-043 Strickland Addition, Lot 1

Site Plan for 300' radio tower. (See ZC-03-280)

(5701 East Loop 820 South)

ZC-03-286 TEXT AMENDMENT

ZC-03-286A: AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH; AMENDING SECTION 6.202 CONCERNING PARKING STANDARDS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

ZC-03-286B: AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH; AMENDING SECTION 4.708 TO ALLOW ZERO LOT LINE AND CLUSTER HOUSING IN "C" AND "D" MULTIFAMILY DISTRICTS AT THE SAME DENSITY AS APARTMENTS; AMENDING SECTION 4.709 TO ALLOW TOWNHOUSES AND ROW HOUSES IN "C" AND "D" MULTIFAMILY DISTRICTS AT THE SAME DENSITY AS APARTMENTS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A

SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

ZC-03-286D: AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH; AMENDING SECTION 6.506 TO REQUIRE LANDSCAPING TO BE SHOWN ON UNIFIED RESIDENTIAL DEVELOPMENT SITE PLANS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

ZC-03-286E: AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH; AMENDING SECTION 4.603 TO ALLOW PRIVATE PARKS AND NEIGHBORHOOD RECREATION CENTERS IN ALL RESIDENTIAL DISTRICTS; AMENDING SECTION 9.01 TO ADD A DEFINITION OF "NEIGHBORHOOD RECREATION CENTER"; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

ZC-03-286F: AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH; AMENDING SECTION 4.803 TO DELETE COKE OVENS, ENAMELING AND SALT OR POTASH WORKS AS PERMITTED USES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

ZC-03-286G: AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH; AMENDING SECTION 6.301 TO ALLOW TREES IN THE PARKWAY TO BE CREDITED TOWARD REQUIRED LANDSCAPE AREAS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

ZC-03-286J: AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH; AMENDING SECTION 4.301 TO DELETE REQUIREMENT THAT PLANNED DEVELOPMENT SITE PLANS SHOW LAND AREA OF ADJACENT SITES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

ZC-03-293 BEING a 105.095 acre tract of land situated in the Texas and Pacific Railroad Company Survey No. 29, Abstract No. 1568 and the Alexander, Crain, Harris and Brooks Survey, Abstract No. 55, Tarrant County, Texas, being a portion of that same tract of land (TRACT I) as described in deed to Bonds Ran Investors, Ltd., fka Hicks Road Investors, Ltd., recorded in Volume 13887, Page 68 and Volume 15220, Page 307 of the Deed Records of Tarrant County, Texas (DRTCT) and being more particularly described as follows:

COMMENCING at a ½" rebar capped (Swift) found at the intersection of the south line of Bonds Ranch Road (120' ROW per Right-Of-Way Parcel A, Volume 13449,m Page 39, DRTCT) with the east line of Molina Lane (100' private road at this point), being the northeast corner of the final plat of Lot 1, Block 1, Lots 1-5, Block B, Lots 1-23, Block C, Lot 1, Block D, Lots 1-16, Block E, Lots 1-11 & 36-46, Block F, LAGO VISTA AT BONDS RANCH, an addition to Tarrant County, Texas, as recorded in Cabinet A, Slide 6636 of the Plat Records of Tarrant County, Texas, as recorded in Cabinet A, Slide 6636 of the Plat Records of Tarrant County, Texas, said point lying in the north line of Said Bonds Ranch Investors, Ltd., TRACT I;

THENCE North 89° 56' 47" East along the south line of said Bonds Ranch Road and the north line of said Bonds Ranch Investors, Ltd., TRACT 1, a distance of 3,914.37 feet to a 3/8" rebar found at the northeast corner of said Bonds Ranch Investors, Ltd., TRACT 1;

THENCE 00° 12' 27" West, departing the south line of said Bonds Ranch Road along the east line of said Bonds TRACT 1, a distance of 1,516.789 feet to the POINT OF BEGINNING of the herein described tract of land:

THENCE 00° 12' 27" West along the east line of said Bonds TRACT I, a distance of 3,932.73 feet to a 5/8" rebar found at the location of a 1" rebar previously found (now obliterated) at the southeast corner of said Bonds TRACT 1 and the northeast corner of a tract of land (West Tract) as described in deed to Texas Electric Service Company (TESCO), recorded in Volume 6865, Page 414, DRTCT;

THENCE North 89° 10' 40" West along the south line of said Bonds TRACT 1 and the north line of said TESCO tract, a distance of 1,693.65 feet to a ½ " rebar capped set at the southwest corner of the herein described tract of land, from

which a 1" rebar found at the southwest corner of said TRACT 1 bears North 89° 10' 40" West, 3,237.73 feet;

THENCE departing the south line of said Bonds TRACT 1 and the north line of said TESCO tract, traversing said Bonds TRACT 1 as follows:

North 00° 49' 20" East, a distance of 458.03 feet to a ½ " rebar capped set;

North 13° 17' 05" West, a distance of 56.00 feet to a ½ " rebar capped set;

North 76° 42' 55" East, a distance of 160.98 feet to a ½ " rebar capped set;

North 13° 17' 05" West, a distance of 28.57 feet to a ½ " rebar capped set;

North 39° 04' 49" East, a distance of 652.06 feet to a ½ " rebar capped set;

North 04° 32' 52" West, a distance of 800.00 feet to a 1/1 " rebar capped set;

North 11° 11' 23" East, a distance of 1,400.00 feet to a ½ " rebar capped set;

North 30° 42' 55" East, a distance of 763.15 feet to a ½ " rebar capped set;

South 89° 47' 33" East, a distance of 554.82 feet to the POINT OF BEGINNING and containing 4,577,927 square feet or 105.095 acres of land.

Recommended from Unzoned to "A-10" One-Family

(4000 Block of Bonds Ranch Road)

ZC-03-295 BEING an 18.80 acre tract of land as a portion of Lot 1, Block 1, The Academy at Waterchase, an addition to the Cities of Fort Worth and Arlington, Tarrant County, Texas, as recorded in Cabinet A, Slides 4691 and 4692, P.R.T.C.T., said 18.80 acres being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod at the southwest corner of said Lot 1, Block 1, The Academy at Waterchase and the southwest corner of Lot 2, Block 4, Cottonwood Village, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-166, Page 70, P.R.T.C.T., said iron rod being in the north right-of-way line of Interstate Highway Number 30 (IH-30);

THENCE North 00° 41' 21" East along the common line of said Lot 1, Block 1 and said Lot 2, Block 4, a distance of 847.67 feet to a point;

ZC-03-295 Continued

THENCE North 89° 49' 44" East a distance of 773.50 feet to a point;

THENCE South 28° 07' 32" East a distance of 581.14 feet to a point;

THENCE South 00° 24' 18" East a distance of 328.74 feet to a point in the north right-of-way line of IH-30;

THENCE South 89° 35' 42" West with said north right-of-way line a distance of 605.78 feet to a point;

THENCE South 89° 26' 42" West with said north right-of-way line a distance of 454.22 feet to an iron rod at the POINT OF BEGINNING and containing 818,921 square feet, or 18.80 acres of land, more or less.

Recommended from "PD-334" Planned Development for "R-2" Townhouse/Cluster (not to exceed 6 attached units) to "A-R" One-Family Restricted

(8990 Creek Run Road)

ZC-03-296 Area 1:

Generally beginning at the intersection of Avondale Haslet Road and U.S. Hwy. 287, extending east for 4300 feet to the Burlington Northern Santa Fe R.R. r.o.w. and following the B.N.S.F. R.R. r.o.w. in a southwesterly direction to the point of its intersection with U.S. Hwy. 287, then turning northwest and following U.S. Hwy. 287 back to the point of beginning and including the following specific tracts of land:

M E P & P RR Co. Survey #17, A1131, Eastern 1800 feet of Tracts 3 and 6,

Recommended from "AG" Agricultural to "A-5" One Family Residential

M E P & P RR Co. Survey #17, A1131, western 1300 feet of Tract 3 and 2400 feet of Tract 6,

Recommended from "AG" Agricultural to "G" Intensive Commercial

Area 2:

Beginning at the intersection of U.S. Hwy. 287 and Avondale Haslet Road, FM. 718, extending west for 1600 feet to a point for northwest corner of this tract, then turning south and following the Union Pacific R.R. for 3600 feet to a point for southwest corner of this tract, then turning east for 4200 feet to a point of intersection with the Burlington Northern Santa Fe R.R. r.o.w. then following the B.N.S.F.R.R. r.o.w. in a northwesterly direction back to its intersection with Avondale Haslet Road and the place of beginning and including the following tracts of land:

M E P & P RR Co. Survey #17, A1131, Tr. 5, 5A, 5B, 5C, 5D, 5D01, 3E, 5D, 3F

M E P & P RR Co. Survey #17, A1137, Tr3J, 3E

Recommended from "AG" Agricultural to "I" Light Industrial

M E P & P R R Co. Survey #17, A1137, 3A, 3B, 3B01,
M E P & P R R Co. Survey #17, A1131, Tr. 3B1, 6A, 6A01A

Recommended from "AG" Agricultural to "G" Intensive Industrial

Area 3:

South of the intersection of Bonds Ranch Road and Bus. U.S. Hwy. 287, east and west of
U.S. Bus. Hwy. 287, southward for approximately 2.7 miles.

Ford, S C T Survey A531, Tr. 1, 3A, 3A01, 3A01A, 3A02, 3A02A, 3A02A1, 3A02A2,
3A02A3, 3A02B, 3A02C, 3A02D, 3A02E, 3A02F, 3A02G, 3A02H, 3A04, 3A05, 3A06,
3A06B, 3A07, 3A08, 3A09, 3A0210

Thomas, Benjamin Survey A1497, Tr. 1A, 1A03, 1A04, 1A04A, 1A04B, 1A05, 1A06,
1A06A, 1A07, 1A07A, 1A07B, 1A07C, 1A07C1, 1A07D, 1A07F, 1A08, 1C, 2D,
3B01B, 3E, 3E01, 3E01A, 3E01B, 3E03, 4B05

Thomas, Benjamin Survey A531, Tr. 3A6A

Gill, Jose A Survey A 570, Tr. 1A, 1B

Hibbins, John Survey A 639, Tr. 1A01

I & G N RR. Co. Survey A1956, Tr. 1

Recommended from "AG" Agricultural to "K" Heavy Industrial

Ford, S C T Survey A 531, Tr. 3A, 3A03

Thomas, Benjamin Survey A1497, Tr. 1A04A, 1A06A, 1A07, 1A07A, 2A, 3B3, 4B,
4B01, 4B02, 4B03, 4B04, 4B05, 5B

Hibbins, John Survey A 639, Tr. 1A

Recommended from "AG" Agricultural to "I" Light Industrial

Thomas, Benjamin Survey A1497, western 950 feet of Tr. 3E02

Recommended from "AG" Agricultural to "E" Neighborhood Commercial

Thomas, Benjamin Survey A1497, Tr. 3A

Recommended from "AG" Agricultural to "A-10" One Family Residential

Thomas, Benjamin Survey A1497, Tr. 3G04, southeastern 825 feet of Tr. 3E02

Recommended from "AG" Agricultural to "A-7.5" One Family Residential

Thomas, Benjamin Survey A1497, Tr. 3E02, western 500 feet of Tr. 3A

Recommended from "AG" Agricultural to "A-5" One Family Residential

Area 4:

Generally beginning at a point on F.M. 156 located 1300 feet north from the intersection of U.S. Hwy. 287 with F.M. 156, extending north along F.M. 156, to its intersection with Hicks Road, extending east along Hicks Road to its intersection with Harmon Road and then southward along Harmon Road for 7300 feet, then west for 1000 feet, then northwest along the Fort Worth City Limits line back to its intersection with F.M. 156 and including the following tracts of land:

Redfield, William Survey, A1348, Tr. 1, 1A, 1D, 1A01B, 1C, 1A01, 1E

Walker, Josiah Survey, A1600, Tr. 1A01, 1A01A, 1A01A1, 4A, 4A01, 4B, 4B01, 4B02, 4B03, 4B05, 4B07, 4B07A, 4B08, eastern 566.5 ft. Tract 3

Ratliff Addition, Block 1, Tr. 1, 2, 3, 4, 5, 6

Recommended from "AG" Agricultural to "I" Light Industrial

Redfield, William Survey, A1348, Tr. 3D2

Recommended from "AG" Agricultural to "E" Neighborhood Commercial

(South of Bonds Ranch Road, west of Wagley Robertson, north and south of Blue Mound Road, and east and west of Hwy 287)

ZC-03-298 Tract 1:

A portion of Block 7, Everman Park South Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-69, pages 2-04, PRTCT., and being more particularly described as follows:

BEGINNING at the most southerly southwest corner of Block 7-R-1, Everman Park South Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Plat Cabinet A, Slide 2286, PRTCT;

THENCE South 75° 22' 33" West, 128.07 feet to the centerline of Beacon Drive;

THENCE North 14° 05' 12" West, along the centerline of said Beacon Drive, 0.78 feet to the beginning of a non-tangent curve to the left whose radius is 148.02 feet and whose long chord bears North 45° 33' 29" West, 155.13 feet;

THENCE continuing along the centerline of said Beacon Drive and along said curve in a northwesterly direction through a central angle of 63° 12' 03" a distance of 163.28 feet to the end of said curve;

THENCE North 77° 17' 15" West, continuing along the centerline of said Beacon Drive, 232.57 feet;

THENCE North 19° 40' 00" East, 28.28 feet to the southeast corner of Block 7-R-1, Everman Park South Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-144, Page 31, PRTCT;

THENCE North 11°57'31" East, 100.01 feet to the southwest corner of said Block 7-R-1 (recorded in Plat Cabinet B, Slide 2286);

THENCE South 77° 17' 15" East, along the south line of said Block 7-R-1, a distance of 230.46 feet to the beginning of a curve to the right whose radius is 275.54 feet and whose long chord bears South 45° 39' 36" East, 288.98 feet;

THENCE along the south line of said Block 7-R-1 and along said curve in a southeasterly direction, through a central angle of 63° 15' 18" a distance of 304.20 feet to the POINT OF BEGINNING and containing 1.361 acres of land.

Legal Description for Zoning Change from "C" to "A-5"

A portion of Lot 3, Block 1-R, The Hamlet, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-102, Page 09, PRTCT, being more particularly described as follows:

BEGINNING at the most easterly corner of Lot 1 of said Block 1-R;

THENCE South 00° 15' 00" East, 406.29 feet to the centerline of Beacon Drive at the beginning of a curve to the right whose radius is 1632.00 feet and whose long chord bears South 83° 54' 10" West, 184.01 feet;

THENCE along the centerline of said Beacon Drive and along said curve in a southwesterly direction, through a central angle of 6° 27' 48" a distance of 184.10 feet to the end of said curve;

THENCE North 02° 33' 13" East, passing the southeast corner of said Lot 1, and continuing along the east line of said Lot 1, in all, 293.58 feet;

THENCE North 16° 47' 58" East, continuing along the east line of said Lot 1, a distance of 91.10 feet;

THENCE North 72° 16' 19" East, continuing along the east line of said Lot 1, a distance of 148.85 feet to the POINT OF BEGINNING and containing 1.535 acres of land.

Legal Description for Zoning Change from "F" to "A-5"

Lot 1, Block 1R, The Hamlet, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-102, Page 9, PRTCT, being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 1, in the south line of Block 1-R-1, The Hamlet, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Plat Cabinet B, Slide 2627, PRTCT;

THENCE along the east line of said Lot 1 as follows:

South 17° 38' 15" East 375.28 feet;
South 72° 16' 19" West 148.85 feet;
South 16° 47' 58" West 91.10 feet;
South 02° 33' 13" West, passing the southeast corner of said Lot 1, and continuing, in all, 293.58 feet to the centerline of Beacon Drive, at the beginning of a curve to the right whose radius is 1632.00 feet and whose long chord bears South 88° 27' 41" West, 75.59 feet;

THENCE along the centerline of said Beacon Drive and along said curve in a southwesterly direction, through a central angle of 2° 39' 14" a distance of 75.59 feet to the end of said curve;

THENCE South 89° 45' 00" West, continuing along the centerline of said Beacon Drive, 577.77 feet to the intersection of the centerline of said Beacon Drive with the centerline of Michael Drive;

THENCE North 00° 17' 00" West, along the centerline of said Michael Drive, 188.93 feet to the beginning of a curve to the right whose radius is 4911.07 feet and whose long chord bears North 02° 50' 16" East, 546.66 feet;

THENCE along the centerline of said Michael Drive and along said curve in a northeasterly direction through a central angle of 6° 22' 52" a distance of 146.95 feet to the end of said curve;

THENCE South 85° 43' 02" East, passing the southwest corner of said Block 1-R-1, and continuing along the south line of said Block 1-R-1, in all, 246.60 feet;

THENCE along the south line of said Block 1-R-1 as follows:

North 86° 52' 23" East, 138.79 feet;
North 80° 55' 57" East, 208.54 feet;
North 73° 37' 18" East, 84.05 feet;
North 72° 39' 06" East, 24.73 feet to the POINT OF BEGINNING and containing 12.074 acres of land.

Legal Description for Zoning Change from "CR" to "A-5"

A portion of the Shelby County School Land Survey, Abstract No. 1375, City of Fort Worth, Tarrant County, Texas, being more particularly described as follows:

BEGINNING at the southeast corner of Block 7, Southcreek First Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-77, Page 51, PRTCT;

THENCE South $00^{\circ} 22' 56''$ East, 185.94 feet;

THENCE South $88^{\circ} 46' 04''$ West, 208.67 feet to the centerline of Beacon Drive, at the beginning of a curve to the left whose radius is 1400.44 feet and whose long chord bears North $09^{\circ} 39' 31''$ East, 96.49 feet;

THENCE along the centerline of said Beacon Drive and along said curve in a northeasterly direction, through a central angle of $3^{\circ} 56' 54''$ a distance of 96.51 feet to the end of said curve;

THENCE North $07^{\circ} 41' 05''$ East, continuing along the centerline of said Beacon Drive, 109.70 feet;

THENCE South $82^{\circ} 46' 17''$ East, 177.93 feet to the POINT OF BEGINNING and containing 0.861 acres of land;

Legal Description for Zoning Change from "C" to "A-5"

A portion of Lot 3, Block 1, The Hamlet, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-102, Page 9, PRTCT and a portion of Beacon Drive, being more particularly described as follows:

BEGINNING at the northeast corner of Lot 1, said Block 1-R, in the south line of Block 1-R-1, The Hamlet, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Plat Cabinet B, Slide 2627, PRTCT, being more particularly described as follows:

THENCE North $72^{\circ} 39' 06''$ East along the south line of said Block 1-R-1 a distance of 54.44 feet to the southeast corner of said Block 1-R-1;

THENCE North $19^{\circ} 39' 30''$ West along the east line of said Block 1-R-1, a distance of 126.17 feet to the northeast corner of said Block 1-R-1 in the south line of Alanbrooke Drive;

THENCE North $10^{\circ} 01' 48''$ East, 28.86 feet to the centerline of said Alanbrooke Drive at the beginning of a non-tangent curve to the left whose radius is 1375.10 feet and whose long chord bears North $65^{\circ} 15' 35''$ East, 215.13 feet;

THENCE along the centerline of said Alanbrooke Drive as follows:

Along said curve in a northeasterly direction, through a central angle of $8^{\circ} 58' 22''$ a distance of 215.35 feet to the end of said curve;

North $60^{\circ} 46' 24''$ East, 138.80 feet to the beginning of a curve to the right whose radius is 470.92 feet and whose long chord bears North $76^{\circ} 00' 10''$ East, 247.41 feet;

ZC-03-298 Continued

Along said curve in a northeasterly direction, through a central angle of $30^{\circ} 27' 32''$ a distance of 250.34 feet to the end of said curve;

South $88^{\circ} 46' 04''$ East, 349.67 feet to the intersection of the centerline of said Alanbrooke Drive with the centerline of said Beacon Drive;

THENCE along the centerline of said Beacon Drive as follows:

South $00^{\circ} 41' 32''$ West, 16.17 feet to the beginning of a curve to the right whose radius is 1442.40 feet and whose long chord bears South $03^{\circ} 57' 31''$ West, 164.56 feet;

Along said curve in a southwesterly direction, through a central angle of $6^{\circ} 32' 25''$ a distance of 164.65 feet to the end of said curve;

South $07^{\circ} 41' 05''$ West, 109.70 feet to the beginning of a curve to the right whose radius is 1400.44 feet and whose long chord bears South $09^{\circ} 39' 31''$ West, 96.49 feet;

Along said curve in a southwesterly direction, through a central angle of $3^{\circ} 56' 54''$ a distance of 96.51 feet to the end of said curve;

THENCE North $88^{\circ} 46' 04''$ West, 299.46 feet;

THENCE South $60^{\circ} 46' 24''$ West, 405.32 feet;

THENCE South $72^{\circ} 39' 06''$ West, 153.38 feet to the east line of said Lot 1 of said Block 1-R;

THENCE North $17^{\circ} 38' 15''$ West, along the east line of said Lot 1, a distance of 260.00 feet to the POINT OF BEGINNING and containing 8.441 acres of land.

Tract 2

Being a Lot 2 through 8, Block 7, and Lots 6 through 20, Block 17, South Creek First Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-77, Page 51, PRTCT, being more particularly described as follows:

BEGINNING at the northeast corner of Lot 1 of said Block 17, in the south line of Beacon Drive (Stephen Drive, per plat);

THENCE North $19^{\circ} 40' 00''$ East, 28.28 feet to the centerline of said Beacon Drive;

THENCE along the centerline of said Beacon Drive as follows:

South 77° 17' 15" East, 232.57 feet to the beginning of a non-tangent curve to the right whose radius is 148.02 feet and whose long chord bears South 45° 33' 29" East, 155.13 feet;

Along said curve in a southeasterly direction, through a central angle of 63° 12' 10" a distance of 163.28 feet to the end of said curve;

South 14° 05' 12" East, 15.13 feet to the beginning of a curve to the right whose radius is 1108.95 feet and whose long chord bears South 11° 25' 55" East, 95.69 feet

Along said curve in a southeasterly direction, through a central angle of 04° 56' 44" a distance of 95.72 feet to the end of said curve;

THENCE North 85° 50' 44" East, at 25.08 feet passing the common front corner of Lots 8 and 9 of said Block 7 and continuing along the common line of said Lots 8 and 9, in all, 175.39 feet;

THENCE South 00° 22' 56" East, along the east line of said Block 7 a distance of 441.95 feet to the southeast corner of said Block 17;

THENCE North 82° 46' 17" West along the south line of said Block 7, passing the southwest corner of said Block 7, and continuing, in all, 177.93 feet to the centerline of said Beacon Drive at the beginning of a curve to the left whose radius is 1442.40 feet and whose long chord bears North 03° 57' 31" East, 164.56 feet;

THENCE along centerline of said Beacon Drive and along said curve in a northerly direction, through a central angle of 06° 32' 25" a distance of 164.65 feet to the end of said curve;

THENCE North 00° 41' 32" East, continuing along the centerline of said Beacon Drive, 16.17 feet to the intersection of the centerline of said Beacon Drive with the centerline of Alanbrooke (Marlene Drive, per plat);

THENCE North 88° 46' 04" West, along the centerline of said Alanbrooke Drive, 349.67 feet to the beginning of a curve to the left whose radius is 470.92 feet and whose long chord bears South 77° 39' 32" West, 221.04 feet;

THENCE continuing along the centerline of said Alanbrooke Drive and along said curve in a southwesterly direction, through a central angle of 27° 08' 47" a distance of 223.12 feet to the intersection of the centerline of said Alanbrooke Drive with the centerline of Littlebitty Street at the end of said curve;

THENCE along the centerline of said Littlebitty Street as follows:

ZC-03-298 Continued

North 25° 54' 53" West, 26.86 feet to the beginning of a curve to the right whose radius is 150.12 feet and whose long chord bears North 07° 28' 18" West, 97.93 feet;

Along said curve in a northwesterly direction, through a central angle of 38° 04' 30" a distance of 99.76 feet to the end of said curve;

North 11° 33' 55" East, 6.35 feet;

THENCE North 87° 19' 17" East, 25.20 feet to the northwest corner of Lot 6 of said Block 17;

THENCE North 74° 05' 00" West, 111.43 feet;

THENCE North 53° 32' 00" East, 76.31 feet;

THENCE North 47° 58' 06" West, 38.85 feet;

THENCE North 187° 42' 26" West, 75.65 feet;

THENCE North 24° 33' 53" East, 90.93 feet;

THENCE 12° 40' 22" East, 126.00 feet to the POINT OF BEGINNING and containing 6.224 acres of land.

Recommended from "B" Two-Family; "C" Medium Density Multi-Family, "CR" Low-Density Multi-Family, "F" General Commercial and "ER" Neighborhood Commercial Restricted to "A-5" One-Family

(1800 Block of Hamlet Drive)

ZC-03-299 Block 35, Lots 7 thru 10 and 39 thru 42, North Fort Worth Addition

Recommended from "J" Medium Industrial to "J/HC" Medium Industrial/Historic and Cultural Landmark

(818 North Main)

ZC-03-300 Block 1, Lots 2, 4, 6, 8 and 10, Boaz Addition

Recommended from "D/DD" High Density Multi-Family/Demolition Delay to "D/HC" High Density Multi-Family/Historic & Cultural Landmark

(401 Samuels Avenue)

ZC-03-301 Being a tract of land situated within the corporate limits of the City of Fort Worth in Tarrant County, Texas, and being a part of the F.G. Mullikin Survey, Abstract No. 1045, and being a portion of Lot 4 of the F.G. Mullikin Survey, recorded in the Tax Assessor's Plat No. 4223 of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a found $\frac{1}{2}$ " iron pipe on the southwest line of Samuels Avenue (80' ROW) said iron rod being 253.00 feet southeasterly from the common east corner of said Lot 5 and Lot 5;

THENCE South $16^{\circ} 00' 00''$ East a distance of 100.0 feet along said southwest line of a found 60d nail on said southwest line;

THENCE South $73^{\circ} 42' 00''$ West, passing at a distance of 533.15 feet a $\frac{1}{2}$ " iron pipe found, continuing for a total distance of 553.15 feet to a barb wire fence corner;

THENCE North $23^{\circ} 35' 00''$ West along the high bank of the Trinity River a distance of 100.81 feet to a point from which a barb wire fence corner bears North $23^{\circ} 59' W - 1.6'$;

THENCE North $73^{\circ} 42' 00''$ East a distance of 566.45 feet to the POINT OF BEGINNING and containing 55,979 square feet or 1.285 acres of land, more or less.

Recommended from "D/DD" High Density Multi-Family/Demolition Delay to "D/HC" High Density Multi-Family/Historic & Cultural Landmark

(731 Samuels Avenue)

ZC-03-302 McMillan Addition, Block 7, Lot 5 thru 9, 12 thru 14 and 19 thru 27; Lee's Subdivision, Block 8, Lots 1 thru 7R, 11 thru 13R, 17R, 21R, 37R and 38 thru 40, 66-R-1 and 85 and 86

From "F-R" General Commercial Restricted, "CF" Community Facilities, "E-R" Neighborhood Commercial Restricted, "E" Neighborhood Commercial and "D" High Density Multi-Family to "G" Intensive Commercial

(1000 Block of Henderson Street)

ZC-03-304 BEING A 3.200 ACRE TRACT LAND SITUATED IN THE G. W. COUCH SURVEY, ABSTRACT NO. 279, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING PART OF A CALLED 5.049 ACRE TRACT OF LAND AS REFERENCED IN THE SPECIAL WARRANTY DEED TO TRIUNION FINANCIAL CORPORATION RECORDED IN VOLUME 16867, PAGE 198, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS; SAID 3.200 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A $\frac{5}{8}$ INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF TRINITY BOULEVARD (A 120-FOOT WIDE RIGHT-OF-

WAY), AND BEING THE SOUTHWEST CORNER OF BLOCK 7, OF POST OAK VILLAGE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE FINAL PLAT FILED FOR RECORD IN VOLUME 388-160, PAGE 44, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, SAID BEGINNING POINT ALSO BEING ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1340.00 FEET;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID TRINITY BOULEVARD AS FOLLOWS;

ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00 DEGREES 34 MINUTES 31 SECONDS, AN ARC LENGTH OF 13.46 FEET, AND HAVING A LONG CHORD OF SOUTH 83 DEGREES 33 MINUTES 08 SECONDS WEST, 13.46 FEET, TO A 5/8 INCH IRON ROD FOUND FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1354.68 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AND IN A SOUTHWESTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 20 DEGREES 02 MINUTES 29 SECONDS, AN ARC LENGTH OF 473.85 FEET, AND HAVING A LONG CHORD OF SOUTH 73 DEGREES 49 MINUTES 10 SECONDS WEST, 471.44 FEET, TO A 5/8 INCH IRON ROD FOUND;

SOUTH 63 DEGREES 47 MINUTES 55 SECONDS WEST, A DISTANCE OF 133.05 FEET, TO A 3/8 INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 12 MINUTES 50 SECONDS EAST, ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 359.55 FEET, TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 2.00 ACRE TRACT OF LAND

CONVEYED TO RUDOLPH E. WALLIN AND MELANIE DAWN MJOLHUS, AS DESCRIBED IN THE DEED FILED FOR RECORD IN VOLUME 10604, PAGE 1031, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 21 MINUTES 21 SECONDS EAST, ALONG THE SOUTH LINE OF SAID CALLED 2.00 ACRE TRACT, A DISTANCE OF 327.75 FEET, TO A 3/4 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 2.00 ACRE TRACT;

THENCE SOUTH 01 DEGREES 41 MINUTES 30 SECONDS EAST, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID CALLED 2.00 ACRE TRACT, A DISTANCE OF 13.42 FEET, TO A POINT FOR CORNER;

ZC-03-304 Continued

THENCE SOUTH 89 DEGREES 45 MINUTES 30 SECONDS EAST, A DISTANCE OF 256.71 FEET, TO A POINT FOR CORNER ON THE WEST LINE OF THE AFOREMENTIONED BLOCK 7, OF POST OAK VILLAGE;

THENCE SOUTH 00 DEGREES 14 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF SAID BLOCK 7, A DISTANCE OF 157.10 FEET, TO THE POINT OF BEGINNING AND CONTAINING 139,401 SQUARE FEET OR 3.200 ACRES OF LAND.

Recommended From "OM" Office Midrise to "C" Medium Density Multi-Family

(13500 Block of Trinity Boulevard)

ZC-03-306 BEING 10.204 acres of land located in the John F. Heath Survey, Abstract No. 641, Tarrant County, Texas, and being a portion of the Tracts of land designated as Tract 11, Parcel 2 and Parcel 3 in the deed to All Saints Episcopal Hospital/Fort Worth, by the deed recorded in Volume 11397, Page 541 of the Deed Records of Tarrant County, Texas. Said 10.204 acres being more particularly described by metes and bounds, as follows:

BEGINNING at a ½" iron rod set at the most Southerly Southwest corner of said Tract 11, Parcel 3, being the Southeast corner of Lot 5, Block 7, Cityview Addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 2268 of the Plat Records at Tarrant County, Texas. Said Point of Beginning also lying 256.88 feet Easterly along said right-of-way line from its intersection with the East right-of-way line of Bryant Irvin Road;

THENCE N 00° 03' 26" W 237.42 feet along the East boundary line of said Lot 5 to a ¾" iron rod found at the Northeast corner thereof lying in the South boundary line of Lot 4, Block 7 Cityview Addition to the City of Fort Worth, Tarrant

County, Texas according to the plat recorded in Cabinet A, Slide 3956 of the Plat Records of Tarrant County, Texas;

THENCE S 76° 52' 47" E 32.43 feet along the South boundary line of said Lot 4 to a 5/8" iron rod found at the Southeast corner thereof;

THENCE N 10° 25' 47" E 340.95 feet along the East boundary line of said Lot 4 to a 5/8" iron rod found at the Northeast corner thereof lying in the south boundary line of Lot 3, Block 7, Cityview, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-203, Page 31 of the Plat Records of Tarrant County, Texas;

THENCE S 81° 24' 20" E 877.78 feet along the South boundary line of said Lot 3 and the North boundary line of said Tract 11, Parcel 2 and 3, to a 5/8" iron rod found at the Southeast corner of said Lot 3 being the Northeast corner of said Tract 11, Parcel 2 and lying in the West boundary line of the Tract of land

ZC-03-306 Continued

conveyed to C.O. Edwards by the deed recorded in Volume 1129, Page 620 of the Deed Records of Tarrant County, Texas;

THENCE S 00° 03' 26" E 286.93 feet along the West boundary line of said Edwards Tract and the East boundary line of said Tract 11, Parcel 2 to a 5/8" iron rod found in the North right-of-way line of aforesaid Oak Bend Trail at the Southeast corner of said Parcel 2;

THENCE along the North right-of-way line of said Oak Bend Trail and the South boundary line of said Tract 11, Parcel 2 and 3 as follows:

1. SOUTHWESTERLY 515.34 feet along a curve to the right having a radius of 566.00 feet, a central angle of 34° 05' 44" and a chord bearing S 72° 53' 41" W 507.77 feet to a 5/8" iron rod found at the end of said curve;
2. S 89° 56' 37" W 363.11 feet to a 5/8" iron rod found at the beginning of a curve to the right;
3. NORTHWESTERLY 112.69 feet along said curve to the right having a radius of 2,492.07 feet, a central angle of 02° 35' 44" and a chord bearing N 88° 45' 33" W 112.88 feet to THE PLACE OF BEGINNING, containing 10.204 acres (444.475 square feet) of land.

Recommended from "PD-344" Planned Development for a Retirement Home to "G" Intensive Commercial

(7400 Block of Oakbend Trail)

ZC-03-307 Being a tract or parcel of land situated in the D.M. Helms Survey, Abstract No. 812, Tarrant County, Texas, and being more particularly described as follows: Beginning at a 5/8" iron pin in the west right-of-way line of Handley Drive (now McClellan Court), for the southeast corner of the tract herein described, said iron being by Deed description 25.90 feet west of the southeast corner of the said Helms Survey;

THENCE North 88° 35' 46" West, 150.12 feet to an "X" in concrete found in the easterly right-of-way of Interstate Loop 820;

THENCE North 29° 16' 30" East along the easterly right-of-way of said Loop 820, a distance of 329.83 feet to a 1/2" iron pin found in the west right-of-way line of said McClellan Court;

THENCE South 02° 12' 13" West along the west right-of-way line of said McClellan Court, 291.60 feet to the POINT OF BEGINNING and containing 0.502 acres of land.

Recommended from "PD-156" Planned Development for tire repair facility to "PD/SU" Planned Development/Specific Use for auto repair facility. No outdoor

ZC-03-307 Continued

storage, no new or used tire sales, no outdoor battery storage, no pole or temporary signage. No overnight parking. Site Plan required. (See SP-03-051)

(1717 East Loop 820)

SP-03-051 Being a tract or parcel of land situated in the D.M. Helms Survey, Abstract No. 812, Tarrant County, Texas, and being more particularly described as follows: Beginning at a 5/8" iron pin in the west right-of-way line of Handley Drive (now McClellan Court), for the southeast corner of the tract herein described, said iron being by Deed description 25.90 feet west of the southeast corner of the said Helms Survey;

THENCE North 88° 35' 46" West, 150.12 feet to an "X" in concrete found in the easterly right-of-way of Interstate Loop 820;

THENCE North 29° 16' 30" East along the easterly right-of-way of said Loop 820, a distance of 329.83 feet to a 1/2" iron pin found in the west right-of-way line of said McClellan Court;

THENCE South 02° 12' 13 " West along the west right-of-way line of said McClellan Court, 291.60 feet to the POINT OF BEGINNING and containing 0.502 acres of land.

Site Plan for auto repair facility. (See ZC-03-307)

(1717 East Loop 820)

ZC-03-308 BEING a 109.07-acre tract of land situated in the Walter Houston Survey, Abstract No. 746, Tarrant County, Texas, said tract being a part of a tract of land described in deed to W.G. Powell and wife Alma Powell, as recorded in Volume 2343, Page 134, Deed Records Tarrant County, Texas (D.R.T.C.T.), said tract being more particularly described as follows:

BEGINNNG at a point for corner on the southeasterly right-of-way line of State Highway 170, said point being on the north line of said Powell tract and said Walter Houston Survey;

THENCE North 68 degrees 01 minutes 49 seconds East, departing said southeasterly right-of-way line and along said north line, a distance of 1497.68 feet to the northeast corner of said Powell tract, said corner being on the west line of G.W. Parker Survey, Abstract No. 1251;

THENCE South 00 degrees 00 minutes 00 seconds East, along the east line of said Powell tract, a distance of 3486.89 feet to the southeast corner of said Powell tract, said corner being on the north line of Francisco Cuello Survey, Abstract No. 266;

THENCE North 90 degrees 00 minutes 00 seconds West, along the south line of said Powell tract, a distance of 1252.78 feet to a point for corner;

THENCE North 00 degrees 00 minutes 00 seconds East, a distance of 258.33 feet to a point for corner;

THENCE North 00 degrees 00 minutes 00 seconds West, a distance of 277.78 feet to a point for corner on the west line of said Powell tract, said corner being on the east line of Harvey Cox Survey, Abstract No. 386;

THENCE North 00 degrees 00 minutes 00 seconds West, along the west line of said Powell tract, a distance of 2168.74 feet to a point for corner;

THENCE South 89 degrees 17 minutes 48 seconds East, departing said west line a distance of 57.21 feet to a point for corner on the southeasterly right-of-way line of the aforementioned State Highway 170, said point being on a circular curve to the right, having a radius of 990.00 feet and whose chord bears North 07 degrees 14 minutes 06 seconds East, a distance of 224.24 feet;

THENCE Northeast, along said southeasterly right-of-way line and said curve to the right, through a central angle of 13 degrees 00 minutes 16 seconds, an arc distance of 224.70 feet to the point of tangency;

THENCE North 13 degrees 42 minutes 28 seconds East, along said southeasterly right-of-way line, a distance of 125.39 feet to the point of curvature of a circular curve to the left, having a radius of 1110.00 feet and whose chord bears North 09 degrees 37 minutes 26 seconds East, a distance of 158.10 feet;

THENCE Northeast, along said southeasterly right-of-way line and said curve to the left, through a central angle of 08 degrees 10 minutes 04 seconds, an arc distance of 158.24 feet to the POINT OF BEGINNING AND CONTAINING 4,750,879 square feet or 109.07 acres of land more or less.

BEING a 27.03-acre tract of land situated in the Walter Houston Survey, Abstract No. 746, Tarrant County, Texas, said tract being a part of a tract of land described in deed to W.G. Powell and wife Alma Powell, as recorded in Volume 2343, Page 134, Deed Records Tarrant County, Texas (D.R.T.C.T.), said tract being more particularly described as follows:

BEGINNNG at a point for corner on the southeasterly right-of-way line of State Highway 170, said point being on the north line of said Powell tract and said Walter Houston Survey;

THENCE North 67 degrees 46 minutes 53 seconds East, departing said southeasterly right-of-way line and along said north line, a distance of 1498.23 feet to the northeast corner of said Powell tract, said corner being on the west line of G.W. Parker Survey, Abstract No. 1251;

THENCE South 00 degrees 06 minutes 45 seconds East, along the east line of said Powell tract, a distance of 744.75 feet to a point for corner on the south right-of-way line of a 160 foot TXU Easement, as recorded in Volume 10290, Page 2143, D.R.T.C.T.;

THENCE South 64 degrees 27 minutes 35 seconds West, along the south line of said easement, a distance of 1694.18 feet to a point for corner in the west line of said Powell tract, said corner being on the east line of Harvey Cox Survey, Abstract No. 386;

THENCE North 00 degrees 05 minutes 53 seconds West, along the west line of said Powell tract, a distance of 408.57 feet to a point for corner;

THENCE South 89 degrees 17 minutes 33 seconds East, departing said west line a distance of 56.30 feet to a point for corner on the southeasterly right-of-way line of the aforementioned State Highway 170, said point being on a circular curve to the right, having a radius of 990.00 feet and whose chord bears North 07 degrees 14 minutes 06 seconds East, a distance of 224.24 feet;

THENCE Northeast, along said southeasterly right-of-way line and said curve to the right, through a central angle of 13 degrees 00 minutes 20 seconds, an arc distance of 224.72 feet to the point of tangency;

THENCE North 13 degrees 44 minutes 17 seconds East, along said southeasterly right-of-way line, a distance of 125.39 feet to the point of curvature of a circular curve to the left, having a radius of 1110.00 feet and whose chord bears North 09 degrees 38 minutes 14 seconds East, a distance of 158.76 feet;

THENCE Northeast, along said southeasterly right-of-way line and said curve to the left, through a central angle of 08 degrees 12 minutes 06 seconds, an arc distance of 158.89 feet to the POINT OF BEGINNING AND CONTAINING 1,177,289 square feet or 27.03 acres of land more or less.

BEING a 82.04-acre tract of land situated in the Walter Houston Survey, Abstract No. 746, Tarrant County, Texas, said tract being a part of a tract of land described in deed to W.G. Powell and wife Alma Powell, as recorded in Volume 2343, Page 134, Deed Records Tarrant County, Texas (D.R.T.C.T.), said tract being more particularly described as follows:

BEGINNNG at a point for corner on the southeasterly right-of-way line of State Highway 170, said point being on the south right-of-way line of a 160 foot TXU Easement, as recorded in Volume 10290, Page 2143, D.R.T.C.T.;

THENCE North 64 degrees 27 minutes 35 seconds East, along the south line of said easement, a distance of 1694.18 feet to a point for corner in the east line of said Powell tract, said corner being on the west line of G.W. Parker Survey, Abstract No. 1251;

ZC-03-308 Continued

THENCE South 00 degrees 06 minutes 45 seconds East, along the east line of said Powell tract, a distance of 2741.22 feet to the southeast corner of said Powell tract, said corner being on the north line of Francisco Cuello Survey, Abstract No. 266;

THENCE North 89 degrees 59 minutes 45 seconds West, along the south line of said Powell tract, a distance of 1290.89 feet to a point for corner;

THENCE North 00 degrees 19 minutes 58 seconds East, a distance of 258.07 feet to a point for corner;

THENCE North 89 degrees 40 minutes 15 seconds West, a distance of 241.63 feet to a point for corner on the west line of said Powell tract, said corner being on the east line of Harvey Cox Survey, Abstract No. 386;

THENCE North 00 degrees 05 minutes 53 seconds West, along the west line of said Powell tract, a distance of 1751.24 feet to the POINT OF BEGINNING AND CONTAINING 3,573,590 square feet or 82.04 acres of land more or less.

Recommended from "AG" Agricultural to "A-5" One-Family

(12550 Old Denton Road)

ZC-03-309 Block D, Lots 1 thru 11 and Block C, Lots 1 thru 18, Bentley Village, Section I

Recommended from "F" General Commercial and "CR" Low Density Multi-Family to "A-R" One-Family Restricted

(9000 Block of Racquet Club and the 800 Block of Clay Court Circle)

ZC-03-310 BEING a tract of land situated in the C. C. Whyte Survey, Abstract No. 1611, in the City of Fort Worth, Tarrant County, Texas, and being part of the 20.308 acre tract of land described in deed to Beach-North Tarrant, Ltd., recorded in Volume 14893, Page 160 of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a point in the west right-of-way line of North Beach Street (variable width ROW) for the southeast corner of Lot 1, Block A of BENDERSON ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Page 8484 of the Plat Records of Tarrant County, Texas;

THENCE with the west right-of-way line of said North Beach Street, South 00°58'53" East, a distance of 335.00 feet to a point for corner;

THENCE leaving the west right-of-way line of said North Beach Street, North 89°59'22" West, a distance of 766.20 feet to a point in the east line

ZC-03-310 Continued

of Keller Independent School District tract, recorded in Volume 8393, Page 1210 of the Deed Records of Tarrant County, Texas;

THENCE with the east line of said Keller Independent School District tract, the following courses and distances to wit:

North 03°39'54" East, a distance of 407.10 feet to a point for corner;
North 83°40'11" East, a distance of 189.78 feet to a point for corner;
North 05°38'38" East, a distance of 229.16 feet to a point for corner;

THENCE leaving the east line of said Keller Independent School District tract with the south line of said Lot 1, Block A, the following courses and distances to wit:

South 15°32'05" East, a distance of 11.49 feet to a point for corner;
South 00°25'19" West, a distance of 65.15 feet to a point for corner;
South 29°57'07" East, a distance of 76.76 feet to a point for corner;
South 32°33'07" East, a distance of 95.66 feet to a point for corner;
South 47°23'58" East, a distance of 74.87 feet to a point for corner;
South 72°02'45" East, a distance of 60.59 feet to a point for corner;
South 83°27'31" East, a distance of 96.49 feet to a point for corner;
South 79°05'37" East, a distance of 70.54 feet to a point for corner;
North 88°12'03" East, a distance of 97.54 feet to a point for corner;
South 83°22'31" East, a distance of 55.89 feet to the POINT OF BEGINNING.

Recommended from "E" Neighborhood Commercial to "PD/SU" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial plus mini-warehouses. Waiver of site plan recommended.

(4400 Block of Thompson Road and 8200 Block of North Beach Street)

ZC-03-311 Tract 1

BEING a 10.42 acre tract of land situated in the Josiah Walker Survey, Abstract No. 1600, Tarrant County, Texas, and being a portion of that tract of land described in deed to PBK Joint Venture, recorded in Volume 8283, Page 1013, Deed Records, Tarrant County, Texas. Said 10.42 acre tract of land being more particularly described by metes and bounds as follows

BEGINNING at a point in the northeasterly right-of-way line of U.S. Highway No.287 & 81 (a variable width right-of-way), said point being the most westerly southwest corner of said PBK Joint Venture tract of land;

THENCE N00°05'47"E, leaving the northwesterly right-of-way line of said U.S. Highway No.287 & 81, along the west line of said PBK Joint Venture tract of land, a distance of 36.61 feet to a point;

THENCE S88°43'23"E, leaving the west line of said PBK Joint Venture tract of land, a distance of 450.50 feet to a point;

THENCE S37°52'59"E, a distance of 1071.08 feet to an angle point in the south line of said PBK Joint Venture tract of land;

THENCE S52°08'41"W, along the south line of said PBK Joint Venture tract of land, a distance of 371.84 feet to a point in the northeasterly right-of-way line of said U.S. Highway No.287 & 81, said right-of-way width being 350.00 feet wide at this point;

THENCE N37°52'59"W, along the northeasterly right-of-way line of said U.S. Highway No.287 & 81, a distance of 1326.53 feet to the POINT OF BEGINNING and containing 454,006 square feet or 10.42 acres of land

Recommended from "AG" Agricultural to "I" Light Industrial

Tract 2

BEING a 57.42 acre tract of land situated in the Josiah Walker Survey, Abstract No. 1600, Tarrant County, Texas, and being a portion of that tract of land described in deed to PBK Joint Venture, recorded in Volume 8283, Page 1013, Deed Records, Tarrant County, Texas. Said 57.42 acre tract of land being more particularly described by metes and bounds as follows

BEGINNING at a point in the west line of said PBK Joint Venture tract of land, said point bears N00°05'47"E, along said west line, a distance of 36.61 feet from the most westerly southwest corner of said PBK Joint Venture tract of land;

THENCE N00°05'47"E, along said west line, a distance of 600.00 feet to a point for the northwest corner of said PBK Joint Venture tract of land;

THENCE S88°43'23"E, along the north line of said PBK Joint Venture tract of land, a distance of 2235.51 feet to a point;

THENCE S00°04'07"W, leaving said north line, a distance of 1079.71 feet to a point;

THENCE N89°55'53"W, a distance of 140.00 feet to a point;

THENCE S00°04'07"W, a distance of 350.00 feet to a point in the south line of said PBK Joint Venture tract of land;

THENCE N88°36'30"W, along said south line, a distance of 986.46 feet to an angle point in the south line of said PBK Joint Venture tract of land;

THENCE N37°52'59"W, leaving said south line, a distance of 1071.08 feet to a point;

THENCE N88°43'23"W, a distance of 450.50 feet to the POINT OF BEGINNING and containing 2,502,250 square feet or 57.45 acres of land.

Recommended From "AG" Agricultural to "A-5" One-Family

Tract 3

BEING a 9.02 acre tract of land situated in the Josiah Walker Survey, Abstract No. 1600, Tarrant County, Texas, and being a portion of that tract of land described in deed to PBK Joint Venture, recorded in Volume 8283, Page 1013, Deed Records, Tarrant County, Texas. Said 9.02 acre tract of land being more particularly described by metes and bounds as follows

BEGINNING at a point in the east line of said PBK Joint Venture tract of land, said point bears N00°04'07"E, along said east line, a distance of 361.66 feet from the southeast corner of said PBK Joint Venture tract of land, said point also being Harmon Road (a variable width right-of-way);

THENCE N89°55'53"W, leaving said east line, a distance of 365.00 feet to a point

THENCE N00°04'07"E, a distance of 1079.71 feet to a point in the north line of said PBK Joint Venture tract of land;

THENCE S88°43'23"W, along said north line, a distance of 365.08 feet to a point in said Harmon Road for the northeast corner of said PBK Joint Venture tract of land;

THENCE S00°04'07"W, along the east line of said PBK Joint Venture tract of land, a distance of 1072.02 feet to the POINT OF BEGINNING and containing 392,691 square feet or 9.02 acres of land.

Recommended from "AG" Agricultural to "FR" General Commercial Restricted

Tract 4

BEING a 4.13 acre tract of land situated in the Josiah Walker Survey, Abstract No. 1600, Tarrant County, Texas, and being a portion of that tract of land described in deed to PBK Joint Venture, recorded in Volume 8283, Page 1013, Deed Records, Tarrant County, Texas. Said 4.13 acre tract of land being more particularly described by metes and bounds as follows

ZC-03-311 Continued

BEGINNING at a point in Harmon Road (a variable width right-of-way) for the southeast corner of said PBK Joint Venture tract of land;

THENCE N88°36'30"W, along the south line of said PBK Joint Venture tract of land, a distance of 505.13 feet to a point;

THENCE N00°04'07"E, leaving said south line, a distance of 350.00 feet to a point;

THENCE S89°55'53"W, a distance of 505.00 feet to a point in the east line of said PBK Joint Venture tract of land, said point also being in Harmon Road;

THENCE S00°04'07"W, along the east line of said PBK Joint Venture tract of land, a distance of 361.66 feet to the POINT OF BEGINNING and containing 179,695 square feet or 4.13 acres of land.

Recommended from "AG" Agricultural to "E" Neighborhood Commercial

(North of Highway 287 on Harmon Road)

ZC-03-312 Block 1, Lots 22R, 24R, 25R and 27R thru 38R, Westover Square Addition

Recommended from "D" High Density Multi-Family to "PD/SU" Planned Development/Specific Use for all uses in "A-5" One-Family with a 10' front yard and up to 55% maximum lot coverage. Site Plan Required (See SP-03-056)

(1829, 1900, 1901, 1904, 1905, 1908, 1916, 1917, 1920, 1921, 1928, 1929, 1936, 1936 and 1941 Westover Square Drive)

SP-03-056 Block 1, Lots 22R, 24R, 25R and 27R thru 38R, Westover Square Addition

Site Plan for a single-family development. (See ZC-03-312)

(1829, 1900, 1901, 1904, 1905, 1908, 1916, 1917, 1920, 1921, 1928, 1929, 1936, 1936 and 1941 Westover Square Drive)

BEING a tract of land situated in the G.W. Parker Survey, Abstract Number 1251, Tarrant County, Texas and being a portion of that certain tract of land (Tract 3) as described by deed to AIL Investment, L.P., formerly known as Hillwood/Freeway, Ltd., as recorded in Volume 9527, page 1011, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of said Tract 3;

THENCE N 00°06'37"W, 2508.06 feet to the POINT OF BEGINNING.

THENCE N 00°06'29"W, 410.06 feet;

THENCE N 64°19'06"E, 523.14 feet;

THENCE S 44°11'19"E, 368.79 feet to the beginning of a curve to the right;

THENCE with said curve to the right, through a central angle of 18°49'10", having a radius of 2500.00 feet, the long chord of which bears S 62°54'16"W, 817.47 feet, an arc distance of 821.15 feet to the POINT OF BEGINNING and containing 5.950 acres of land more or less.

Tract 2

BEING a tract of land situated in the G.W. Parker Survey, Abstract Number 1251, Tarrant County, Texas and being a portion of that certain tract of land (Tract 3) as described by deed to AIL Investment, L.P., formerly known as Hillwood/Freeway, Ltd., as recorded in Volume 9527, page 1011, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of said Tract 3;

THENCE N 00°06'37"W, 1693.47 feet to the POINT OF BEGINNING.

THENCE N 00°06'37"W, 814.59 feet to the beginning of a curve to the left;

THENCE with said curve to the left, through a central angle of 18°49'10", having a radius of 2500.00 feet, the long chord of which bears N 62°54'16"E, 817.47 feet, an arc distance of 821.15 feet;

THENCE S 44°11'19"E, 586.43 feet;

THENCE S 28°03'21"E, 168.24 feet;

THENCE S 63°01'27"W, 1362.28 feet to the POINT OF BEGINNING and containing 18.094 acres of land more or less.

Tract 3

BEING a tract of land situated in the James G. McDonald Survey, Abstract Number 1106, Tarrant County, Texas and being a portion of that certain tract of land (Tract 3) as described by deed to AIL Investment, L.P., formerly known as Hillwood/Freeway, Ltd., as recorded in Volume 9527, page 1011, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of said Tract 3;

THENCE N 44°48'40"E, 2254.15 feet to the POINT OF BEGINNING.

THENCE N 32°15'18"W, 450.00 feet;

THENCE N 04°21'23"E, 419.20 feet;

THENCE N 63°01'22"E, 123.07 feet;

THENCE S 17°45'32"E, 248.38 feet;

THENCE S 80°42'46"E, 64.13 feet;

THENCE S 83°26'58"E, 60.02 feet;

THENCE S 80°14'42"E, 66.15 feet;

THENCE S 76°53'07"E, 66.15 feet;

THENCE S 73°31'31"E, 66.15 feet;

THENCE S 70°09'55"E, 66.15 feet;

THENCE S 66°48'19"E, 66.15 feet;

THENCE S 63°26'44"E, 66.15 feet;

THENCE S 60°05'08"E, 66.15 feet;

THENCE S 56°43'32"E, 66.15 feet;

THENCE S 53°21'56"E, 33.80 feet;

THENCE S 57°44'42"W, 727.28 feet to the POINT OF BEGINNING and containing 7.863 acres of land more or less.

Tract 4

BEING a tract of land situated in the James G. McDonald Survey, Abstract Number 1106 and the G.W. Parker Survey, Abstract Number 1251, both of Tarrant County, Texas and being a portion of that certain tract of land (Tract 3) as described by deed to AIL Investment, L.P., formerly known as Hillwood/Freeway, Ltd., as recorded in Volume 9527, page 1011, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of said Tract 3;

THENCE N 44°48'40"E, 2254.15 feet to the POINT OF BEGINNING.

THENCE N 72°08'08"E, 3329.53 feet to the POINT OF BEGINNING.

THENCE N 47°41'44"W, 541.98 feet to the beginning of a curve to the right;

THENCE with said curve to the right, through a central angle of 15°26'26", having a radius of 2000.00 feet, the long chord of which bears N 39°58'31"W, 537.35 feet, an arc distance of 538.98 feet;

THENCE N 32°15'18"W, 277.12 feet;

THENCE N 57°44'42"E, 97.13 feet to the beginning of a curve to the left;

THENCE with said curve to the left, through a central angle of 01°23'05", having a radius of 1500.00 feet, the long chord of which bears S 31°35'26"E, 36.25 feet, an arc distance of 36.25 feet;

THENCE S 32°16'59"E, 501.22 feet to the beginning of a curve to the left;

THENCE with said curve to the left, through a central angle of 10°13'34", having a radius of 1500.00 feet, the long chord of which bears S 37°23'46"E, 267.37 feet, an arc distance of 267.72 feet;

THENCE S 42°30'34"E, 536.83 feet to the POINT OF BEGINNING and containing 1.859 acres of land more or less.

Tract 5

BEING a tract of land situated in the James G. McDonald Survey, Abstract Number 1106 and the G.W. Parker Survey, Abstract Number 1251, both of Tarrant County, Texas and being a portion of that certain tract of land (Tract 3) as described by deed to AIL Investment, L.P., formerly known as Hillwood/Freeway, Ltd., as recorded in Volume 9527, page 1011, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

ZC-03-314 Continued

BEGINNING at the southwest corner of said Tract 3;

THENCE N 00°06'37"W, 1693.47 feet;

THENCE N 63°01'27"E, 1552.52 feet;

THENCE S 04°21'23"W, 419.20 feet;

THENCE S 32°15'18"E, 450.00 feet;

THENCE N 57°44'42"E, 811.62 feet;

THENCE S 32°15'18"E, 277.12 feet to the beginning of a curve to the left;

THENCE with said curve to the left, through a central angle of 15°26'26", having a radius of 2000.00 feet, the long chord of which bears S 39°58'31"E, 537.35 feet, an arc distance of 538.98 feet;

THENCE S 47°41'44"E, 712.81 feet to the beginning of a curve to the right;

THENCE with said curve to the right, through a central angle of 40°54'12", having a radius of 1500.00 feet, the long chord of which bears S 27°14'37"E, 1048.25 feet, an arc distance of 1070.84 feet;

THENCE N 89°36'44"W, 3775.29 feet to the POINT OF BEGINNING and containing 142.117 acres of land, more or less.

Recommended from "A-R" One-Family Restricted, "C" Medium Density Multi-Family, "E" Neighborhood Commercial, "O-M" Office Midrise and "G" General Commercial to "A-5" One-Family

(South of SH 170, west of Alta Vista)

ZC-03-316 TEXT AMENDMENT

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH, BY AMENDING CHAPTER 4, "DISTRICT REGULATIONS" AND CHAPTER 6, "DEVELOPMENT STANDARDS" TO EXEMPT THE CENTRAL BUSINESS ("H") DISTRICT FROM THE REAR, SIDE AND FRONT YARD SETBACKS; BY AMENDING CHAPTER 4, "DISTRICT REGULATIONS" SO THAT THE PURPOSE AND INTENT STATEMENT ACCURATELY REFLECTS ALLOWABLE USES; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

ZC-03-317 E.F. Seidel's Subdivision, Block 12, Lots 9D and 9C and Block 1, Lots 9, 10 and 11.

Recommended From "D" High Density Multi-Family to "PD/SU" Planned Development/ Specific Use for all uses in "R-2" Townhouse/Cluster Residential with a density of 17.015 units per acre. Site Plan required. (See SP-03-052)

(1200, 1204, 1122, 1124 and 1124 Fairmount)

SP-03-052 E.F. Seidel's Subdivision, Block 12, Lots 9D and 9C and Block 1, Lots 9, 10 and 11.

Site Plan for Townhouse/Cluster Residential. (See ZC-03-317)

(1200, 1204, 1122, 1124 and 1124 Fairmount)

ZC-03-318 Being all of Tracts 3D and 4A, J.R. Newton Survey, Abstract No. 1169, according to the deed recorded in Volume 13381, Page 247, DRTCT, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said Tract 3D, said corner also being situated in the west right-of-way line of Randol Mill Road;

THENCE South 89° 43 ' 08" West along the south line of said Tract 3D a distance of 976.52 feet to the southwest corner of said tract;

THENCE North a distance of 483.26 feet to the northwest corner of said Tract 4A, J.R. Newton Survey, Abstract No. 1169;

THENCE North 90° 00' 00" East a distance of 977.22 feet to the northeast corner of said tract 4A, said point also being situated in the west right-of-way line of Randol Mill Road;

THENCE South 00° 21' 28" East along the west right-of-way line of said Randol Mill Road a distance of 478.46 feet to the POINT OF BEGINNING and containing 10.748 acres of land, more or less.

Recommended from "A" One-Family to "PD/SU" Planned Development/Specific Use for all uses in "A-5" One-Family plus Golf Driving Range. Site Plan required. (See SP-03-053)

(8200 thru 8300 Randol Mill Road)

SP-03-053 Being all of Tracts 3D and 4A, J.R. Newton Survey, Abstract No. 1169, according to the deed recorded in Volume 13381, Page 247, DRTCT, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said Tract 3D, said corner also being situated in the west right-of-way line of Randol Mill Road;

SP-03-053 Continued

THENCE South 89° 43 ' 08" West along the south line of said Tract 3D a distance of 976.52 feet to the southwest corner of said tract;

THENCE North a distance of 483.26 feet to the northwest corner of said Tract 4A, J.R. Newton Survey, Abstract No. 1169;

THENCE North 90° 00' 00" East a distance of 977.22 feet to the northeast corner of said tract 4A, said point also being situated in the west right-of-way line of Randol Mill Road;

THENCE South 00° 21' 28" East along the west right-of-way line of said Randol Mill Road a distance of 478.46 feet to the POINT OF BEGINNING and containing 10.748 acres of land, more or less.

Site Plan for a Golf Driving Range. (See ZC-03-318)

(8200 thru 8300 Randol Mill Road)

SP-03-054 Benjamin Thomas Survey, Abstract No. 1497, and the M.E.P. & P. RR Company Survey, Abstract No. 1138.

Site Plan for single-family residential development

(2900 block of Bonds Ranch Road West)

ZC-03-322 TEXT AMENDMENT

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH, BY AMENDING CHAPTER 5, "SUPPLEMENTAL USE STANDARDS" TO ADD REGULATIONS FOR HOME OCCUPATIONS; TO RENUMBERING SECTIONS 5.116 THROUGH 5.142 IN CHAPTER 5, "SUPPLEMENTAL USE STANDARDS" TO AMEND SECTION 4.603, THE RESIDENTIAL DISTRICT USE TABLE TO ADD A REFERENCE IN THE SUPPLEMENTAL STANDARDS COLUMN, PROVIDING THAT THIS ORDINANCE IS CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

ZC-03-323 TEXT AMENDMENT

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH, BY AMENDING CHAPTER 9, "DEFINITIONS" TO AMEND THE DEFINITION OF "ACCESSORY BUILDINGS" TO ADD DEFINITIONS FOR HABITABLE AND NON-HABITABLE ACCESSORY BUILDINGS AND TO ADD A NEW DEFINITION FOR "PORTE COCHERE"; TO AMEND SECTION 5.301 OF CHAPTER 5, ARTICLE 3, "SUPPLEMENTAL USE STANDARDS" TO ADD REGULATIONS FOR HABITABLE AND NON-HABITABLE ACCESSORY BUILDINGS ON RESIDENTIAL LOTS; TO AMEND CHAPTER 4, ARTICLE 7, "RESIDENTIAL DISTRICTS" TO ALLOW ADDITIONAL GARAGES AND PORTES COCHERES UNDER CERTAIN CIRCUMSTANCES; TO AMEND CHAPTER 4, ARTICLE 7 "RESIDENTIAL DISTRICT USE TABLE" AND CHAPTER 4, ARTICLE 8 "NONRESIDENTIAL DISTRICT USE TABLE" TO DELETE THE REFERENCE TO THE SUPPLEMENTAL USE STANDARDS IN CHAPTER 5, ARTICLE 3 REQUIRING A SPECIAL EXCEPTION FOR ACCESSORY BUILDINGS WITH HVAC FLOOR SPACE, SECOND FLOORS AND POOL HOUSES; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

ZC-03-324 TEXT AMENDMENT

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH, BY AMENDING CHAPTER 4, "DISTRICT REGULATIONS" AND CHAPTER 6, "DEVELOPMENT STANDARDS" TO EXEMPT THE CENTRAL BUSINESS ("H") DISTRICT FROM THE REAR, SIDE AND FRONT YARD SETBACKS; BY AMENDING CHAPTER 4, "DISTRICT REGULATIONS" SO THAT THE PURPOSE AND INTENT STATEMENT ACCURATELY REFLECTS ALLOWABLE USES; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

That the proposed amendments and changes at this hearing will be considered in accordance with the provisions of Chapter 211 of the Texas Local Government Code.

BE IT FURTHER RESOLVED that this Resolution, when published in the official newspaper of the City of Fort Worth, which is a paper of general circulation, one (1) time, shall constitute a notice of hearing, which publication shall be made at least fifteen (15) days prior to such hearing, and all interested parties are urgently requested to be in the City Council Chambers at the Municipal Building at the time hereinabove set forth to make any protest or suggestion that may occur to them, and this hearing may continue from day to day until every interested party and citizen has had a full opportunity to be heard.

APPROVED AS TO FORM AND LEGALITY:

Marvella Olson
Assistant City Attorney

Adopted: December 16, 2003

APPROVED
CITY COUNCIL

DEC 16 2003

Gene Priddy
City Secretary of the
City of Fort Worth, Texas